

**YOUR FUTURE 3.5-ROOM
APARTMENT, DESIGNED TO SUIT
YOUR TASTES**

CHF 370'000.-



50 m²



3.5



1



2



1

3979 Grône

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DESCRIPTION

Grône enjoys a prime location in the heart of Central Valais, offering quick access to Sion and the region's main centers of activity while maintaining a particularly pleasant quality of life. Here, everyday amenities are nearby, yet the building is set back from the road, ensuring peace and quiet.

Behind the property, the scenery changes completely: the buildings give way to orchards that stretch all the way to the foot of the mountain. A lush and soothing environment that gives this small condominium a particularly pleasant character.

It is in this setting that this 3.5-room apartment is currently being offered in a "shell" condition. Its main appeal lies in the opportunity it offers the future buyer to fully participate in designing the interior. Materials, finishes, and coverings can be selected at the buyer's discretion, within the allocated budget and included in the sale price.

The apartment features a functional layout with a living area, two bedrooms, and spaces designed to meet today's needs. The second bedroom could naturally accommodate a child, but it could also be converted into a comfortable home office or a guest room.

Outside, the apartment features a pleasant terrace of approximately 13.75 m², complemented by a small balcony of approximately 2 m². A spacious basement and an outdoor parking space round out the property.

Priced at **CHF 370,000.-**, this property offers the opportunity to purchase a fully finished apartment while still enjoying the freedom to design your own interior. This is a particularly attractive option for first-time buyers, but also for investors looking for a newly built property that is easy to rent out.

Recently upgraded:

- plumbing
- electrical system
- insulation (ceiling and walls)
- the branch lines



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For those who prefer a lower purchase price and want an apartment where the finishing options are already set, a **second 3.5-room apartment is available in the same condominium for CHF 340,000.-**. Currently undergoing a complete renovation, it features a similar layout and also includes a terrace of approximately 13.75 m², but without the additional balcony.

Two opportunities within the same small condominium complex: one allows for greater budget control, while the other offers the privilege of **personalizing your future home right down to the finishes**.

CHARACTERISTICS

Reference: Groneapart2ème

Number of rooms: 3.5

Number of bedrooms: 2

Number of bathrooms: 1

Living area: ~ 50 m²

Year of restoration: 2026

Heating system: Fuel oil, Electricity

Availability: To be discussed

CONTACT FOR VISITING

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DISTANCES

Train station	3 km
Public transports	180 m
Highway	5.3 km
Shops	1.8 km
Post	220 m
Bank	93 m
Restaurants	570 m

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CHARACTERISTICS

Reference	Groneapart2ème
Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Living area	~ 50 m²
Balcony Surface	~ 2 m²
Terrace surface	~ 13.8 m²
Year of restoration	2026
Heating system	Fuel oil, Electricity
Heating installation	Radiator
Availability	To be discussed
Number of balcony	1
Number of terraces	1

CONVENIENCES

Neighbourhood

- Village
- Green
- Mountains
- Vineyard
- Shops/Stores
- Bus stop

Outside conveniences

- Balcony/ies
- Terrace/s
- Parking

Inside conveniences

- Without elevator
- Open kitchen
- Double glazing

Equipment

- Fitted kitchen
- Connections for washing tower
- Shower

Floor

- At your discretion

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